

# Straight Talk

*Brought to you by the Nellis AFB Housing Privatization Office*

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## 2004 News

The Nellis Privatization Program is progressing forward with an anticipated change of ownership late August this year. Due to the complexities of housing privatization, Nellis has experienced several delays with its program; however, the base leadership, ACC, and Air Staff have worked very hard to incorporate the latest program improvements to ensure that the families at Nellis receive the best value, modern, and affordable homes to improve quality of life.

By the end of August 2004, the Nellis project is projected to have all the details worked out, the potential Developer chosen, and all military family housing turned over to the Developer! “Center Stage” will examine what is expected in the new privatized homes as defined in the Nellis RFP; “Where We Stand” section provides the current status of the Nellis project; and lastly, we have the “Questions of the Month.”

### Center Stage

Nellis Family Housing has come a long way since the original Wherry homes were built in Nellis Terrace back in 1951. The future of military family housing is brighter than ever. With the



*Nellis AFB Wherry Housing (Nellis Terrace) 1951*

preliminaries of Privatization Initiative in full swing, Nellis is expecting the housing areas to be signed over to the Developer in late August. From that point on, the existing homes will belong to the Developer, and new construction is expected to begin shortly thereafter. While the types of homes to be constructed and the Developer's plans have yet to be determined at this point in time, the Nellis Team has identified top-rate features for all the new homes to be built or renovated:

- All new homes must be constructed to meet the Clark County or local codes, standards, regulations, and industry practices.

- New communities will incorporate green space, landscaping, underground utilities, and recreational areas, all designed to enhance the environment and improve the quality of life for those who live there.

- The Developer will construct “tot lots,” playgrounds, basketball courts, recreation facilities, a swimming pool, and a skateboard park.

- Landscaping will be xeriscape with grass backyards and appropriate irrigation systems.

- New homes will be comparable to what can be found in any new

development in the Las Vegas Valley.

- Existing homes that are scheduled for upgrades (New Nellis Terrace and the SOQ area) will receive sound attenuation and communications upgrades, respectively.

For more details about the Nellis Project, visit the "Military Family Housing Privatization Initiative" <http://www.nellis.af.mil>



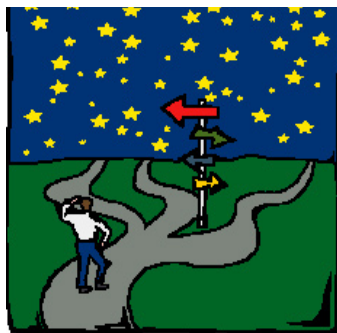
### Where We Stand

The Nellis Request for Proposal (RFP) was issued in October 2003. Potential developers had the opportunity to review the document, develop their preliminary plans, and submit their proposals on the project. In Step One of the evaluation, the Nellis Acquisition Support Team (AST), along with the Privatization Support Contractor (PSC), Air Combat Command (ACC), and the Air Force Center for Environmental Excellence (AFCEE), had the arduous task of evaluating and comparing the details of each proposal against the requirements in the Nellis RFP. Potential developers were selected to continue to the final round of review.

Nellis has now entered into Step Two of the proposal evaluations,

where the developers identified in Step One will submit all the specific details of their project plans. These plans cover every detail from house color to property management for the next 50 years. Again, the Nellis AST had the task of reviewing and evaluating the plans to select the final Developer.

It will be a busy summer for the Privatization Management Office as the selected Developer outlines, coordinates, and implements plans for a seamless transfer from government to civilian-owned housing. The Housing Management Office and the Privatization Management Office are the best sources for up-to-date information on the privatization project. Please feel free to contact them with any family housing privatization questions you may have.



### Down the Road

Step One Proposal  
(Dec 03)

Step Two Proposal Evaluation  
(In Progress)

Notification of Award to Congress  
(May 04)

Close Transaction  
(Aug 04)



### Questions of the Month

- *How will the traffic flow be managed in Manch Manor once construction starts?*

The Developer is required to submit numerous plans for the new housing area. These plans include phased construction, demolition, renovation, utilities, and a traffic management plan for the developing areas when the contract is awarded. Project details will be made public/explained when the contract is awarded.

- *Will I still have to go through the Air Force Housing Office to sign up for privatized housing?*

Yes. Presently, the Housing Management Office will be responsible for the referral/qualifying of military members for privatized housing.

- *Will I have to pay my utility bills to the Developer or the utility companies?*

The utility bills will be paid to the utility provider. This may or may not be the utility company itself. The Developer is required to submit a utility plan. This plan will detail how utilities will be provided to privatized homes. Project details will be made public/explained when the contract is awarded.

Readers are encouraged to submit questions to:

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